



**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference : **LON/00BJ/MNR/2025/0650**

Property : **Flat K62 Du Cane Court, Balham
High Road, London SW17 7JZ**

Tenant : **Ms Kathleen Boyle and Mr
Stephen Partridge**

Landlord : **Mr Matthew Dearden**

Type of Application : **Section 13 Housing Act 1988**

Tribunal Members : **Mrs S Phillips MRICS**

**Date and venue of
Consideration** : **7 May 2025, Alfred Place, London**

**Date of Summary
Reasons** : **7 May 2025**

DECISION

The Tribunal determines a rent of £1,800 per calendar month with effect from 2 January 2025.

SUMMARY REASONS

Background

1. On 12 November 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,850 per month in place of the existing rent of £1,350 per month to take effect from 2 January 2025.
2. On 20 December 2024 under Section 13(4)(a) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the

Tribunal for determination of a market rent. The Tenant's referral was received by the Tribunal on 23 December 2024.

Inspection

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties.

Evidence

4. The Tribunal has consideration of the written submissions provided by the Tenant and the Landlord.

Determination and Valuation

5. Having consideration of the comparable evidence provided by the parties and of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenable condition would be in the region of £1,800 per calendar month.
6. The Tribunal does not consider that any adjustments are required to this figure.
7. The Tribunal determines a rent of £1,800 per calendar month.

Decision

8. The Tribunal therefore determined that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under an assured tenancy was £1,800 per calendar month.
9. The Tribunal directs the new rent of £1,800 to take effect on 2 January 2025, this being the date as set out in the Landlord's Notice of Increase.

Chairman: Mrs S Phillips MRICS

Date: 7 May 2025

APPEAL PROVISIONS

These summary reasons are provided to give the parties an indication as to how the Tribunal made its decision. If either party wishes to appeal this decision, they should first make a request for full reasons and the details of how to appeal will be set out in the full reasons. Any request for full reasons should be made

within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.